

PLANNING BOARD

Town of Waterboro

November 8, 2000
Regular Meeting

I. ROLL CALL.

Doug Foglio called the regular meeting to order at 7:40 PM, in attendance are Roland Denby, Everett Whitten, Todd Morey, Dwayne Woodsome and Tim Neill. Susan Dunlap was absent. Also in attendance were Bob Gobiell, Terese Lowell, Dena Worster, Willis Lord and Brenda Charland.

II. APPOINTMENTS.

7:30 BH2M on behalf of Andre & Susan Cote – Map 11, Lot 42 Bill Thompson, Project Manager, was present and speaking on behalf of the Cotes and is here for Pre-Application of a 14 lot subdivision off the end of Brookside Road, Zoned AR. All lots are to meet or exceed 80,000 required square feet. Mr. Thompson indicated that he did not believe the Cotes had any interest in further developing the 331+ acres. A second house has already been started at the edge of the Deering Ridge Road.

- The Hammerhead turn around is shown. A 50' right-of-way will be maintained between lots 3 and 5, not to prevent future development if it is every considered.
- 2000' total length of road from Brookside which will be built to Town specifications, but is not sure if it will be offered to the Town.

Doug's concern was that a waiver would be needed for a cul-de-sac road – current right-of-way on Brookside does not appear to be sufficient for Town specifications. Bill believes that Andy owns the 50' right-of-way on Brookside.

Roland questioned what the owner intends to do with the remaining property. Bill stated that he did not believe Andy intended on developing; that he planned on keeping it for his enjoyment.

Everett questioned the deed restrictions. Bill stated that Andy will build completed spec houses that will sell, but will not limit the quality and prices of the other homes. Roland noted that if the Town does not accept the road that they will be required to have a road maintenance agreement. The fire chief will need to look at the subdivision to see if a fire pond is needed.

Doug questioned if the applicant has considered a cluster development. Bill indicated that now that the soils have been reviewed that he may present an alternative to the subdivision. Doug informed Bill that once the road is marked that an onsite is needed. The Brookside subdivision plan will also need to be reviewed before proceeding. The length and capacity of the road needs to be taken into consideration – expanding the width of the Brookside Road may be required.

Bob Gobiell discussed the thoughts of having sidewalks in some of these subdivisions. Doug noted the requirements, alternatives and expenses to sidewalks.

A site walk is scheduled for Saturday, December 2, 2000 at 9:00 AM, to meet at the end of Brookside.

7:45 Salmon Falls Architecture for Saco Valley Credit Union – Map 21, Lot 1 A sketch plan review is presented by Salmon Falls Architecture for the property located on the corner of West Road and Main Street.

- A 2-story, 2300 sq ft per floor.
- There will be 2 road accesses - Main St. being strictly entrance only – West Rd. will have in/out.

P.O. Box 130, Waterboro, Maine 04087 • 247-6166 • FAX 247-3013

<http://www.mix-net.net/~waterboro/>

Email: waterboro@mix-net.net

- 30 parking spots will be positioned as best as possible to fit the lot. DEP may be approached for parking areas due to 100' setback for brook.

**Planning Board
Regular Meeting
November 8, 2000
Page Two**

- 1200 ft customer service area.
- There would be 3 teller drive-thru stations.

Todd questioned the distance from the ATM – Salmon Falls states about 35'.

Roland questioned the purpose of the credit union and will this fall under DEP. Carrie from the credit union notes – it is a community credit union.

Doug indicated that DEP will need to be involved. A site plan and conditional use permit will be needed with major concerns on the entrance/exit on the West Rd. Peer review will be needed at the credit union's expense. Storm water permit for quality and quantity. Setbacks are used to keep the village appearance of the other homes/buildings in the area.

Carrie stated that many items that were told to them by the realtor they have now found are not true, including lot size, entrances, etc. They would like to proceed with a plan like the one presented tonight whether on this lot or any other lot.

The Planning Board will research the requirements on the parking.

8:00 Russell Coughlin for Robert Hindle – Map 19, Lot 7 Robert Hindle previously came forward as the Amvets – now is proposing a restaurant/lounge and would like a package deal for the entire property. He would like to straighten out all the permit / non-permit issues.

Doug reviewed letters from the Selectmen, Attorney and Code Officer. At the attorney's recommendation, the Board will not review the application set forth. Robert wanted on the record that they were violating his right as a taxpayer.

Todd made a motion to adjourn. Everett seconded. The meeting was adjourned.

Todd made a motion to reconsider the motion to adjourn. Dwayne seconded. The motion carried unanimously.

Todd made a motion to reconvene. Dwayne seconded. The motion carried unanimously. The meeting was reconvened.

III. MINUTES OF PREVIOUS MEETINGS.

IV. REPORT OF OFFICERS.

V. OLD BUSINESS.

Wayne Baker – Map 39, Lot 2 Mr. Baker was not present. The Board discussed the application briefly, specifically regarding the roof between the garage and camp and a mudroom. The attorney has said that the 30% has been more than met. Building added after 70's, 12' to the water. May consider looking into alternative to

30% rule passed 3 years ago. That will have to be brought up in a public hearing. Applicant to bring in new plans.

**Planning Board
Regular Meeting
November 8, 2000
Page Three**

Jean Moreau – Map 11, Lot 29A Mr. Moreau returns with another set of plans in which the garage is constructed to the side of the house instead of behind (130' from wetlands, non-conforming lot, 15' off property line, 30% does not apply) and requests a sideline setback. Septic is in the back of the building. The sidelines have been determined from the corner pins.

Todd made a Motion to approve the application as follows:

- the sideline reduction to be no less than 15',
- the front setback be no less than the front of the existing house;
- at completion of construction, a Class D survey is to be provided to the Code Enforcement Officer.

Dwayne seconded. The Motion carries a unanimous vote in favor.

Kenneth Pierce – Map 32, Lot 71H Mr. Pierce is back to request that a trailer be placed on the same lot as the existing residence. Doug said the Zoning Ordinance prohibits two separate residences on same lot. Mr. Pierce explained that the problem is that the front steps of the residence straddles the property line. Doug explained that an encroachment combines two lots. The easiest way would be to change the property line so that the square footage is not changed. The archived maps will have to be reviewed to determine how the subdivision was recorded. They will need a dimensional setback conditional use. The name of the subdivision was Landry.

Malcolm Roberts – Map 29, Lot 15 Mr. Roberts is here with a revised plan for his garage. He wants to move the garage back 9' towards the water. Doug Foglio excused himself from the discussion on Malcolm Roberts' application.

A motion was made to remove the approved conditional use permit. Everett made a motion that the original unsigned conditional use permit be amended to allow the moving of the garage. It was advanced that the right-of-way affects the sideline. The Zoning does not allow a structure within 35' of a right-of-way. The exemption is that the owner did not create the right-of-way. Dwayne stated that an application to build a garage was denied in the 1980s. Files will be reviewed. Dwayne was concerned that the 30% rule has been met when the new residence was built. Everett explained that no figures are available; the records need to be searched. Everett repeated that without records, there is nothing to base that claim on. The motion failed for lack of a second.

Tim made a motion that the request be tabled until research can be done. The motion failed for lack of a second.

VI. COMMUNICATIONS.

VII. MISCELLANEOUS.

VIII. NEW BUSINESS.

IX. ADJOURNMENT.

A Motion to adjourn was made. Everyone seconded. The motion carried a unanimous vote in favor. The meeting is adjourned.

**Planning Board
Regular Meeting
November 8, 2000
Page Four**

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome,
Secretary/Treasurer
Planning Board

ACCEPTED: _____

Chairman

Erin Pettit
Everett Wheeler

Poland E. Dewey

